



HISTORIC PRESERVATION BOARD MEETING AGENDA

Monday, February 09, 2026 at 5:00 PM

Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105

www.cityofwauchula.gov

INVOCATION

CALL TO ORDER

MINUTES FOR APPROVAL

- 1.** Minutes for 12/08/2025 Historic Preservation Board

PUBLIC COMMENT / NON-AGENDA ITEMS

ITEMS TO APPROVE

- 2.** Certificate of Appropriateness - 113 N 7th Avenue
- 3.** Certificate of Appropriateness - 107 E Main Mural
- 4.** Certificate of Appropriateness - 131 W Main St Mural

ADJOURNMENT



HISTORIC PRESERVATION BOARD MEETING MINUTES

Monday, December 08, 2025 at 5:00 PM

Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105

www.cityofwauchula.gov

INVOCATION

CALL TO ORDER

Meeting was called to order by Royal@ 504pm

MINUTES FOR APPROVAL

1. Minutes for 11/10/2025 Historic Preservation Board
Minutes for 11/10/2025 were approved as presented
Motion made by Paxton, Seconded by Burnett.
Voting Yea: Paxton, Burnett, Royal

PUBLIC COMMENT / NON-AGENDA ITEMS

No Public Comments

ITEMS TO APPROVE

2. Certificate of Appropriateness - Ridgeline Lighting

Jessica Newman of Wauchula CRA provided presentation of documents and images regarding lighting across the streets of downtown. due to some roof lines very low, it was impossible to make this happen, however, she provided other "lighting" ideas. Projected locations are roof tops of buildings from 17w to 8th. She has received permission from all property owners, and they have all agreed. They will be screw in LED lights. Thompson Electric will be installing. Some electric will be tied in. Paxton questioned who will change the lights if they go out. Newman stated it depends on who owns that building. Burnett asked how are these lights attached? Newman answered, these lights are not drilled in, they are attached by silicon and clips as she provided advise from other municipalities that have done a similar project. This will not mess up the integrity of the building. Per Newman, nothing has been publicized yet, but goal to complete project is Friday December 12, 2025.

Burnett asked if these lights can be removed easily, Newman answered, yes, but for example, removal is not necessary in case of a hurricane

Kyle w/ City of Wauchula also mentioned about the Verizon Building, how will that be lined due to it being a corner structure and a step down. The lights will frame out the building and will come down the side.

Royal asked where will these lights be located on the roof? Newman answered, on the roof line.

All board members were in favor of this project

Motion made by Paxton, Seconded by Burnett.
Voting Yea: Paxton, Burnett, Royal

OLD BUSINESS

None

REMINDERS

There will not be a HPB Meeting on Dec 22, 2025

ADJOURNMENT

Royal asked for motion to Adjourn this meeting

Motion made by Paxton, Seconded by Burnett.
Voting Yea: Paxton, Burnett, Royal

Meeting was Adjourned at 524pm

Application for Certificate of Appropriateness

City of Wauchula
 126 S. 7th Avenue
 Wauchula, FL 33873
 Ph: (863) 773-9193 Fax: (863) 773-0436
 Page 1 of 2

1. Address of property where work is to be performed: 113 N 7th Ave
Wauchula, FL 33873

2. Applicant's Name: James Clay Cobb
 Address: 1231 Kelly Ct
 City: Wauchula St: FL Zip Code: 33873
 Work Phone: 863-781-0702 Home Phone: _____
 E-mail: Clay@cobbcconstruction.com

Owner's Name: James Clay Cobb
 Address: 1231 Kelly Ct
 City: Wauchula St: FL Zip Code: 33873
 Work Phone: 863-781-0702 Home Phone: _____

3. The present use of the property: Vacant building

4. Description of work to be done (use additional sheets if necessary): Restore & improve an existing vacant building. This project will entail interior & exterior renovations to enhance the design of the existing structure. Interior framing will be completed to modify the layout for more efficient use followed by the necessary mechanical, electrical, plumbing & finishes as needed. On the exterior, there will be stucco repairs, parapet walls built out & roofing work along with an awning placed at the front entrance. Windows & exterior renovations will be designed to match the existing Madison Salon next door, for aesthetics & to beautify the buildings on Main Street Wauchula.

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Ph: (863) 773-9193 Fax: (863) 773-0436
Page 2 of 2

5. Zoning: HC-1 Setbacks: Front 0 Side 0 Rear 30


6. Documentation Submitted:	Site Plan	_____
	Photographs	_____ ✓ _____
	Building Plans/Elevations	_____
	Samples/Swatches	_____
	Drawings/Sketches	_____ ✓ _____
	Other	_____



Signature of the Applicant

01/26/26

Date



Signature of Owner or Officer of Company

01/26/26

Date

MADISON ADDITION

113 N 7TH AVE, WAUCHULA,
FL 33873



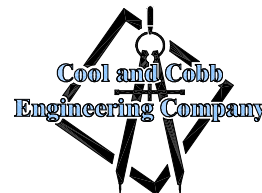
3-D RENDERING FOR ILLUSTRATION PURPOSES ONLY

SHEET INDEX	
CS	COVER SHEET
A1.0	GENERAL NOTES
A1.1	EXISTING CONDITIONS
A1.2	FLOOR PLAN
A1.3	ELEVATIONS
A1.4	LIFE SAFETY PLAN
A1.5	REFLECTED CEILING PLAN / DETAILS
A6.1	ADA REQUIREMENTS

LOCATION MAP



CIVIL ENGINEER:
COOL AND COBB ENGINEERING COMPANY
JAMES "MASON" COBB, P.E.
FL. LIC. # 78600
203 W. MAIN ST.
AVON PARK, FL 33825
OFFICE: (863) 657-2323



Cool and Cobb
Engineering Company
Item # 2.

COOL AND COBB
ENGINEERING COMPANY
203 W. MAIN ST.
AVON PARK, FL 33825
OFFICE: (863) 657-2323
FAX: (863) 657-2324
mail@coolandcobb.com

SEAL

JAMES "MASON" COBB, P.E.
License No. 78600
Friday, December 5, 2025

THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED BY
JAMES "MASON" COBB, PE
ON FRIDAY, DECEMBER 5, 2025
USING A DIGITAL SIGNATURE

PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES

CONTRACTOR

CLIENT
CLAY COBB
PROJECT
MADISON ADDITION
113th N. 7th AVE.
WAUCHULA, FL 33873

BUILDING AREA

PHASE

REVISIONS:

REV. #	DATE	DESCRIPTION OF REVISION

DRAWN BY: Y.D.

CHECKED BY: J.M.C.

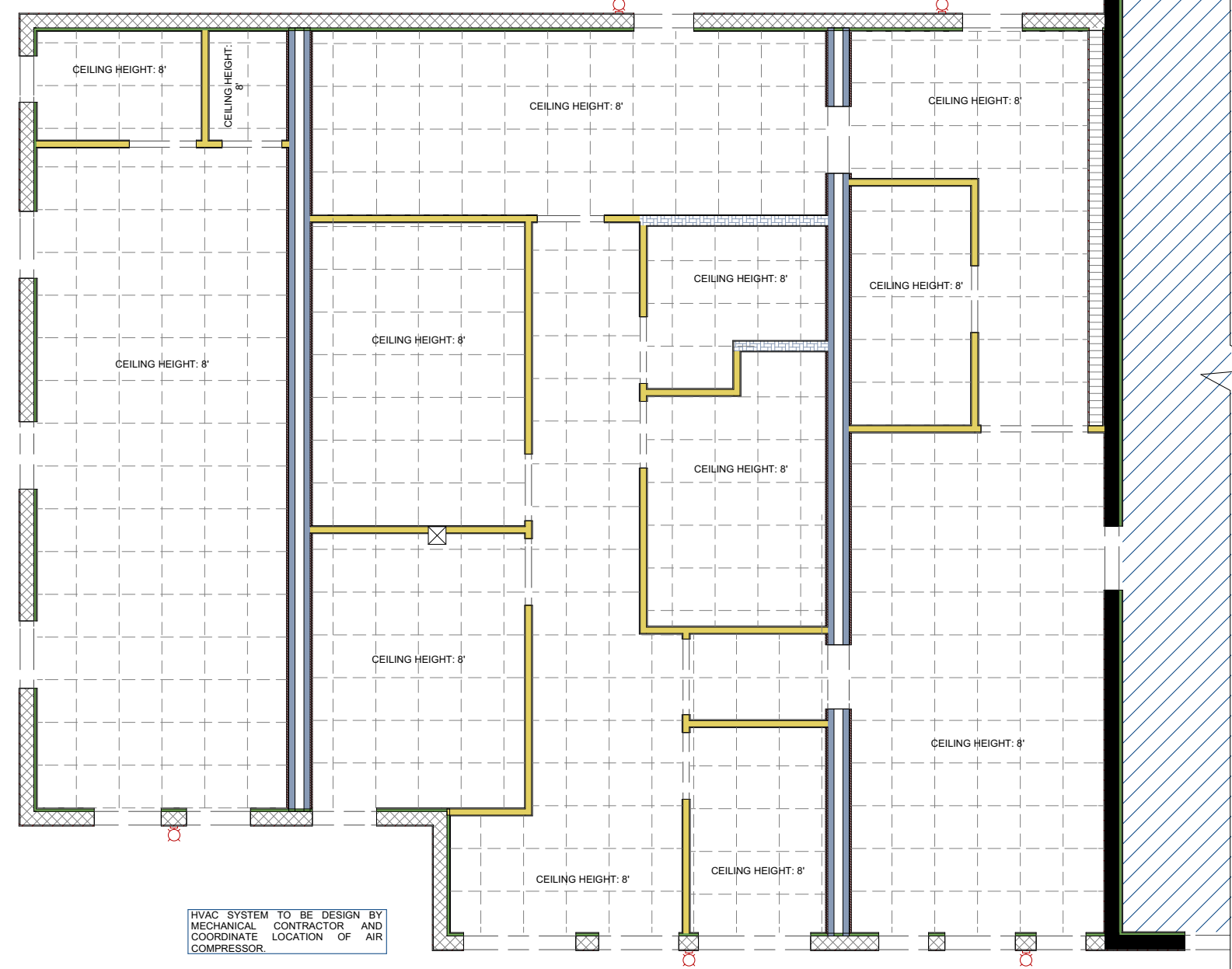
SHEET # 1 OF 9

CS

6

JOB #: 25-124-1459

REV. #	DESCRIPTION OF REVISION

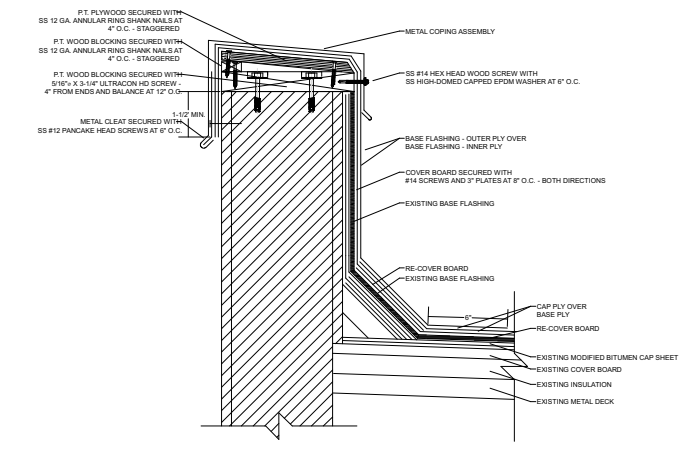


REFLECTED CEILING PLAN
SCALE: 5/16" = 1'-0"

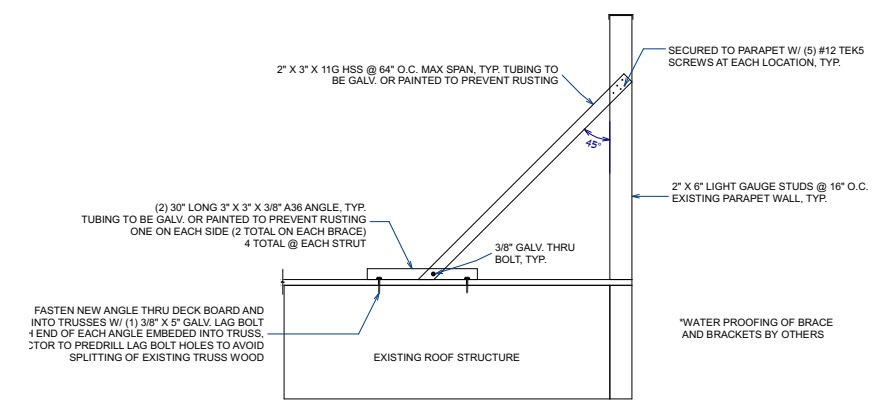
NOTES:

- ELECTRICAL CONTRACTOR SHALL PERFORM LOAD CALCULATIONS WITH ACTUAL FIXTURES TO ENSURE EXISTING PANEL SIZE CAN ACCOMMODATE ADDITIONAL LOAD.
- ALL RECEPTACLES TO BE TAMPER RESISTANT PER NEC 406.12
- ALL 125V-250V IN WALL LOCATIONS RECEPTACLES TO BE GFCI PER NEC 210.8.A
- LOW VOLTAGE SMART BOX PER OWNER BUILDER

* ELECTRICAL CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL PANEL HAS ADEQUATE SPACE AND CAPACITY FOR UNIT PRIOR TO CONSTRUCTION



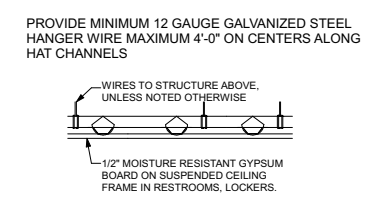
TYPICAL PARAPET WALL
SCALE: NTS



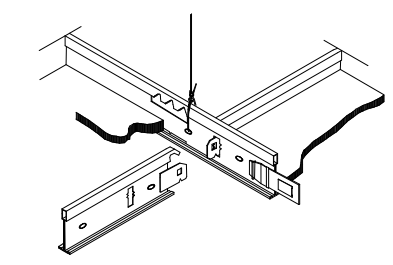
PARAPET BRACING DETAIL
SCALE: 1/2" = 1'-0"

LEGEND	
	2'-0" X 2'-0" SUSPENDED ACOUSTICAL CEILING TILES
	MULLION MOUNT OUTDOOR EMERGENCY EGRESS LIGHTING

PROVIDE MAIN RUNNERS CONTINUOUS IN LINE WITH EACH SIDE OF RECESSED LIGHT AND PARALLEL MAXIMUM 4'-0" ON CENTERS IN THE CEILING FIELD. CROSS RUNNERS SHALL BE MAXIMUM 2'-0" ON CENTERS. PROVIDE ACCESSIBLE HOLD-DOWN CLIPS FOR ACOUSTIC TILES LESS THAN 1 LB./SQ. FT. PROVIDE MINIMUM 12 GAUGE GALVANIZED STEEL HANGER WIRE MAXIMUM 4'-0" ON CENTERS ALONG MAIN RUNNERS.



DETAIL SECTION
SCALE: NTS



SUSPENDED CEILING DETAIL
SCALE: NTS

Application for Certificate of Appropriateness

City of Wauchula
126 S. 7th Avenue
Wauchula, FL 33873
Ph: (863) 773-9193 Fax: (863) 773-0436
Page 1 of 2

1. Address of property where work is to be performed: 120 W. Main

2. Applicant's Name: Main Street Wauchula,
Address: 107 E. Main
City: Wauchula St: FL Zip Code: 33873
Work Phone: 863-767-033 Home Phone: _____
E-mail: jnewman@cityofwauchula.co

Owner's Name: Masonic Lodge
Address: 120 W. Main
City: Wauchula St: FL Zip Code: 33873
Work Phone: _____ Home Phone: _____

3. The present use of the property: Masonic Lodge occupies the 2nd floor. The first floor houses
Lisa's

4. Description of work to be done (use additional sheets if necessary): _____
Welcome to Wauchula mural to be painted on the eastern wall (upper 8' and running the length of
the building

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5. Zoning: HC-1 Setbacks: Front 0 Side 0 Rear 30

6. Documentation Submitted:	Site Plan	_____
	Photographs	_____
	Building Plans/Elevations	_____
	Samples/Swatches	_____
	Drawings/Sketches	<u>X</u>
	Other	_____



 Signature of the Applicant

1/28/26

 Date



 Signature of Owner or Officer of Company

1/29/26

 Date

MURAL RENDERING – MASONIC LODGE







Application for Mural Permit

City of Wauchula

126 S. 7th Avenue

Wauchula, FL 33873

Ph: (863) 773-9193 Fax: (863) 773-0436

1. Address of property where work is to be performed: 131 W Main St
 Parcel ID : 03-34-25-0200-00023-0011
 The present use of the property: Mixed use Res/off/sto

2. Applicant's Name: Sandra Contreras
 Address: 202 N 6th Ave
 City: Wauchula St: FL Zip Code: 33873
 Work Phone: 863 773 9733 Home Phone: _____
 E-mail: Sandra@topnotchfl.com

Owner's Name: West park place LLC
 Address: P.O Box 875
 City: Wauchula St: FL Zip Code: 33873
 Work Phone: 863 773 9733 Home Phone: _____
 E-mail: Travis@topnotchfl.com

Artist's Name: Alexa Scheipsmeir
 Address: _____
 City: _____ St: _____ Zip Code: _____
 Work Phone: _____ Home Phone: _____
 E-mail: alex@theheartandfamily.com

3. Maintenance schedule: _____

 UV light resistant coating: _____
 Sacrificial coating: _____



Re: Mural

From Alexa Scheipsmeier <alex@theheartlandfamily.com>

Date Thu 1/29/2026 4:31 PM

To Sandra Contreras <sandra@topnotchfl.com>

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello!

I actually do not recommend doing any type of clear coat over the paint! The paint that I will be using is "Sherwin Williams Latitude Exterior" it's the highest quality you can get and it is formulated with UV protection, mildew resistance, humidity resistance, heat protection, weather, and much more. You can go on their website for further information or I can send you what their website says!

I choose to use a higher quality paint so clear coats are not necessary. Any clear coat will begin to yellow over time, will trap moisture, and could lead to uneven wear and tear. Along with that you won't be able to do touchups afterwards if you add a clear coat!

In regards to the maintenance schedule - that will really not be necessary since the paint is such good quality it should stay looking great for around 8-10 years! However, if at anytime there are any touchups that need to be done just reach out to me, but I don't think a routine schedule will be needed!

On Thu, Jan 29, 2026 at 4:07 PM Sandra Contreras <sandra@topnotchfl.com> wrote:

Good Afternoon Alexa,

We are working with the city to get this approved.

Do you offer UV light resistant coating or something called Sacrificial coating? Could we also work out a maintenance schedule with you, or would we have to hire someone else for that?

Thank you for your time!

Sandra C. | Land Development Coordinator



Phone: 863-773-9733 | Fax: 863-240-0878

License CBC1259495 | PO Box 1899 – 202 N 6th Ave., Wauchula, FL 33873

Office Hours | M – F 8:30am -5:00pm | Closed 12:00pm-1:00pm Daily

"For every house is built by someone, but the builder of all things is God." – Hebrews 3:4

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Page 1 of 2

1. Address of property where work is to be performed: 131 W Main St, Wauchula, FL 33873
(on wall facing S 7th Ave)

2. Applicant's Name: Sandra Contreras
Address: 202 N 10th Ave, Wauchula, FL 33873
City: Wauchula St: FL Zip Code: 33873
Work Phone: 883 773 9733 Home Phone: _____
E-mail: Sandra@tdpndtchfl.com

Owner's Name: West Park Place LLC (Travis Maldonado)
Address: P.O. Box 875
City: Wauchula St: FL Zip Code: 33873
Work Phone: 883 773 9733 Home Phone: _____

3. The present use of the property: Store front / Apartments

4. Description of work to be done (use additional sheets if necessary):
* mural being painted on side of building

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5. Zoning: HC-1 Setbacks: Front 0 Side 0 Rear 30


6. Documentation Submitted:

Site Plan	_____
Photographs	_____
Building Plans/Elevations	_____
Samples/Swatches	_____
Drawings/Sketches	_____
Other	_____



Signature of the Applicant

Date



Signature of Owner or Officer of Company

Date

PROPERTY OWNER'S AFFIDAVIT

WE,

I, Travis Maldonado being duly sworn, depose and say that **(we are)** **(I am)** the owner(s) of the property involved in this application and that **(we)** **(I)** authorize the painting of a mural upon the subject property and accept the responsibility of maintenance of the mural pursuant to the standards set for in the Unified Land Development Code of the City of Wauchula. The statements and information above referred to are in all respect true and correct to the best of **(our)** **(my)** knowledge and belief.

Travis Maldonado

Printed Name:

Printed Name:

Travis Maldonado

STATE OF FLORIDA COUNTY OF HARDEE

The foregoing Property Owner's Affidavit was acknowledged before me this 30th day of January, 2026, by Travis Maldonado

_____, who is personally known to me or who has produced _____ as identification.



Leah Faith Hall
Printed Name: Leah Faith Hall
Notary Public, State of Florida
Commission Expires: October 12, 2027

...with the ... of ...
... the ... of ...
... the ... of ...
... the ... of ...